



General Assembly

February Session, 2008

Amendment

LCO No. 5814

HB0564105814HDO

Offered by:

REP. FELTMAN, 6th Dist.

REP. ROY, 119th Dist.

REP. AMAN, 14th Dist.

SEN. FASANO, 34th Dist.

SEN. COLEMAN, 2nd Dist.

REP. MINER, 66th Dist.

REP. CHAPIN, 67th Dist.

REP. BACCHIOCHI, 52nd Dist.

To: Subst. House Bill No. 5641

File No. 342

Cal. No. 208

"AN ACT CONCERNING CONSERVATION DEVELOPMENT."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective July 1, 2008*) As used in sections 2 to 8,
4 inclusive, of this act, section 16a-32 of the general statutes, as amended
5 by this act, and section 8-25 of the general statutes, as amended by this
6 act:

7 (1) "Conservation development" means a residential development
8 that concentrates buildings and structures in specific areas of a lot, site
9 or parcel so that the remaining land can be used for open space or
10 preservation of features or structures with environmental, historical,
11 cultural or other significance;

12 (2) "Conservation development zone" means an overlay zone

13 adopted by a zoning commission pursuant to sections 2 to 4, inclusive,
14 of this act;

15 (3) "Open space" means land or a permanent interest in land that is
16 used for or satisfies one or more of the criteria listed in subsection (b)
17 of section 7-131d of the general statutes;

18 (4) "Zoning commission" means a municipal agency designated or
19 authorized to exercise zoning powers under chapter 124 of the general
20 statutes or any special act; and

21 (5) "Planning commission" means a municipal agency designated or
22 authorized to exercise subdivision powers under chapter 126 of the
23 general statutes or any special act.

24 Sec. 2. (NEW) (*Effective July 1, 2008*) (a) Notwithstanding the
25 provisions of any charter or special act, a zoning commission may
26 adopt, as part of the zoning regulations adopted under section 8-2 of
27 the general statutes or any special act, regulations establishing
28 conservation development zones and requirements for conservation
29 development site plans in accordance with the provisions of this
30 section and sections 3 and 4 of this act.

31 (b) A conservation development zone shall be an overlay zone and
32 regulations for such zone shall provide for the following:

33 (1) A conservation development shall be located in a conservation
34 development zone and be a permitted use in such zone and shall not
35 be subject to any special permit, special exception, special exemption
36 or other similar discretionary procedures, requirements or standards
37 under the provisions of chapter 124 of the general statutes;

38 (2) The number of housing units per acre in the conservation
39 development zone shall constitute an increase over the housing
40 density of the underlying zone of (A) at least fifteen per cent if the
41 amount of land set aside is more than twenty-five per cent of the
42 development area; (B) at least twenty per cent if the amount of land set

43 aside as open space is more than thirty per cent; or (C) at least thirty
44 per cent if the amount of land set aside as open space is more than
45 forty per cent. For the purpose of calculating density under this
46 section, open space shall consist of that portion of land in the proposal
47 that is suitable for development. As used in this section "suitable for
48 development" shall be construed to include all land except land
49 described in subdivision (5) of this subsection. The density provided
50 for in this subdivision shall be increased by two per cent if the open
51 space to be set aside is adjacent to other open space or to a public
52 highway;

53 (3) Notwithstanding any minimum lot or building requirements in
54 the municipality, the size of lots shall be based on soil characteristics,
55 except as otherwise provided for in this subdivision. If a lot is served
56 by a public water or sewer system or other sewage treatment system,
57 the regulations may authorize the zoning commission to waive the
58 requirements of the zoning regulations, including, but not limited to,
59 requirements for lot size setbacks, lot coverage, building height and
60 road frontage. If a lot is not served by a public water or sewer system
61 or other sewage treatment system, such regulations shall contain
62 provisions for lot size, setbacks, lot coverage, building height and road
63 frontage that are necessary to protect the health and safety of the
64 municipality;

65 (4) Open space in a conservation development shall restore,
66 preserve or enhance wildlife habitation or use of the property. A
67 condition of approval shall include a written commitment by a
68 municipality or a nonprofit conservation organization for the
69 management of the open space. Such commitment shall be recorded on
70 the land records of each municipality in which the property is located;
71 and

72 (5) The amount of open space the zoning commission may require
73 in a conservation development shall be at least twenty-five per cent,
74 but not more than fifty per cent, of the land that can be improved
75 excluding: (A) Land already committed to a public use or purpose,

76 whether publicly or privately owned; (B) existing parks, recreation
77 areas and open space that is dedicated to the public or subject to a
78 recorded conservation easement; (C) land otherwise subject to an
79 enforceable restriction on or prohibition of development; (D) wetlands
80 or watercourses, as defined in chapter 440 of the general statutes; and
81 (E) land with steep slopes in excess of forty degrees.

82 Sec. 3. (NEW) (*Effective July 1, 2008*) (a) A zoning commission, at the
83 time of and as part of its adoption of regulations for a conservation
84 development zone, may adopt design standards for a conservation
85 development within such zone.

86 (b) Such design standards may (1) ensure that construction within
87 the conservation development zone is complementary to adjacent and
88 neighboring buildings and structures; and (2) address the scale and
89 proportions of buildings, site coverage, alignment, width and grade of
90 streets and sidewalks, type and location of infrastructure, location of
91 building and garage entrances, off-street parking, protection of
92 significant natural site features, location and design of open spaces,
93 signage, and setbacks and buffering from adjacent properties.

94 Sec. 4. (NEW) (*Effective July 1, 2008*) (a) A zoning commission shall
95 prescribe, consistent with the provisions of this section and sections 2
96 and 3 of this act, the form of an application for approval of a
97 conservation development or conservation development site plan.
98 Receipt and processing of applications shall follow the time periods
99 and procedures of chapter 124 of the general statutes. A zoning
100 commission, or its agent, may, to the extent allowed by the Freedom of
101 Information Act, conduct one or more preliminary or preapplication
102 planning or workshop meetings with regard to a conservation
103 development zone or development.

104 (b) The regulations for a conservation development may require the
105 applicant for approval of a conservation development to pay the cost
106 of reasonable consulting fees to provide peer review of the technical
107 aspects of the application for the benefit of the commission. Such fees

108 shall be held in a separate account and used only for expenses
109 associated with the technical review of the application by consultants
110 who are not otherwise salaried employees of the municipality or the
111 commission, and any surplus remaining, including any interest
112 accrued, shall be returned to the applicant within forty-five days of the
113 completion of such technical review.

114 (c) Conservation development regulations may provide for the
115 referral of a site plan for comment to other agencies, boards or
116 commissions of the municipality. If a site plan is referred to another
117 agency, board or commission, such agency, board or commission may
118 provide any comments to the zoning commission within the applicable
119 time period for such commission to make a decision on the application.

120 (d) A conservation development shall be approved by the zoning
121 commission subject only to conditions that are necessary to (1) ensure
122 substantial compliance of the proposed development with the
123 requirements of the conservation development zone regulations,
124 design standards, if any, and, as applicable, site plan regulations,
125 pursuant to sections 1 to 4, inclusive, of this act and chapter 124 of the
126 general statutes; or (2) ensure compliance with the provisions of any
127 state law or regulations adopted thereunder or local ordinance
128 concerning land use. An application may be denied only on the
129 grounds that: (A) The development does not meet the requirements set
130 forth in the conservation development zone regulations or the
131 conservation development site plan regulations, as applicable; (B) the
132 applicant failed to submit information and fees required by the
133 regulations and necessary for an adequate and timely review of the
134 development; or (C) there is no grantee for an easement or conveyance
135 of the open space.

136 (e) The duration and renewal of an approval of a conservation
137 development shall be governed by subsection (i) or (j) of section 8-3 of
138 the 2008 supplement to the general statutes.

139 Sec. 5. (NEW) (*Effective July 1, 2008*) (a) Notwithstanding the

140 provisions of any charter or special act, a planning commission may
141 adopt, as part of the subdivision regulations adopted under section 8-
142 25 of the general statutes, as amended by this act, or any special act,
143 regulations for conservation development subdivisions, in accordance
144 with the provisions of sections 5 to 7, inclusive, of this act and section
145 8-25 of the 2008 supplement to the general statutes, as amended by this
146 act.

147 (b) Conservation development subdivision regulations shall provide
148 for the following:

149 (1) A conservation development subdivision shall not be subject to
150 any special permit, special exception or special exemption or other
151 similar discretionary procedures, requirements or standards under the
152 provisions of chapter 124 or 126 of the general statutes;

153 (2) The number of housing units per acre in the conservation
154 development subdivision shall constitute an increase over the housing
155 density of the underlying zone of (A) at least fifteen per cent if the
156 amount of land set aside is more than twenty-five per cent of the
157 development area; (B) at least twenty per cent if the amount of land set
158 aside as open space is more than thirty per cent; or (C) at least thirty
159 per cent if the amount of land set aside as open space is more than
160 forty per cent. For the purpose of calculating density under this
161 section, open space shall consist of that portion of land in the proposal
162 that is suitable for development. As used in this section "suitable for
163 development" shall be construed to include all land except land
164 described in subdivision (5) of this subsection. The density provided
165 for in this subdivision shall be increased by two per cent if the open
166 space to be set aside is adjacent to other open space or to a public
167 highway;

168 (3) Notwithstanding any minimum lot or building requirements in
169 the municipality, the size of lots shall be based on soil characteristics,
170 except as otherwise provided for in this subdivision. If a lot is served
171 by a public water or sewer system or other sewage treatment system,

172 the regulations may authorize the planning commission to waive the
173 requirements of the subdivision regulations, including, but not limited
174 to, requirements for lot size setbacks, lot coverage, building height and
175 road frontage. If a lot is not served by a public water or sewer system
176 or other sewage treatment system, such regulations shall contain
177 provisions for lot size, setbacks, lot coverage, building height and road
178 frontage that are necessary to protect the health and safety of the
179 municipality;

180 (4) Open space in a conservation development subdivision shall
181 restore, preserve or enhance wildlife habitation or use of the property.
182 A condition of approval shall include a written commitment by a
183 municipality or a nonprofit conservation organization for the
184 management of the open space. Such commitment shall be recorded on
185 the land records of each municipality in which the property is located;
186 and

187 (5) The amount of open space the planning commission may require
188 in a conservation development subdivision shall be at least twenty-five
189 per cent, but not more than fifty per cent, of the land that can be
190 improved excluding: (A) Land already committed to a public use or
191 purpose, whether publicly or privately owned; (B) existing parks,
192 recreation areas and open space that is dedicated to the public or
193 subject to a recorded conservation easement; (C) land otherwise
194 subject to an enforceable restriction on or prohibition of development;
195 (D) wetlands or watercourses, as defined in chapter 440 of the general
196 statutes; and (E) land with steep slopes in excess of forty degrees.

197 Sec. 6. (NEW) (*Effective July 1, 2008*) (a) A planning commission, at
198 the time of and as part of its adoption of conservation development
199 subdivision regulations, may adopt design standards for a
200 conservation development subdivision.

201 (b) Such design standards may (1) ensure that construction within
202 the conservation development subdivision is complementary to
203 adjacent and neighboring buildings and structures; and (2) address the

204 scale and proportions of buildings, site coverage, alignment, width and
205 grade of streets and sidewalks, type and location of infrastructure,
206 location of building and garage entrances, off-street parking,
207 protection of significant natural site features, location and design of
208 open spaces, signage, and setbacks and buffering from adjacent
209 properties.

210 Sec. 7. (NEW) (*Effective July 1, 2008*) (a) A planning commission shall
211 prescribe, consistent with the provisions of this section and sections 5
212 and 6 of this act, the form of an application for approval of a
213 conservation development subdivision. Receipt and processing of
214 applications shall follow the time periods and procedures of chapter
215 126 of the general statutes. A planning commission, or its agent, may,
216 to the extent allowed by the Freedom of Information Act, conduct one
217 or more preliminary or preapplication planning or workshop meetings
218 with regard to a conservation development subdivision.

219 (b) The conservation development subdivision regulations may
220 require the applicant for approval of a conservation development
221 subdivision to pay the cost of reasonable consulting fees to provide
222 peer review of the technical aspects of the application for the benefit of
223 the commission. Such fees shall be held in a separate account and used
224 only for expenses associated with the technical review of the
225 application by consultants who are not otherwise salaried employees
226 of the municipality or the commission, and any surplus remaining,
227 including any interest accrued, shall be returned to the applicant
228 within forty-five days of the completion of such technical review.

229 (c) Conservation development subdivision regulations may provide
230 for the referral of a subdivision application for comment to other
231 agencies, boards or commissions of the municipality. If a subdivision
232 application is referred to another agency, board or commission, such
233 agency, board or commission may provide any comments to the
234 planning commission within the applicable time period for such
235 commission to make a decision on the application.

236 (d) A conservation development subdivision shall be approved by
237 the planning commission subject only to conditions that are necessary
238 to (1) ensure substantial compliance of the proposed subdivision with
239 the requirements of the conservation development subdivision
240 regulations and design standards, if any, pursuant to sections 5 and 6
241 of this act and chapter 126 of the general statutes; or (2) ensure
242 compliance with the provisions of any state law or regulations adopted
243 thereunder or local ordinance concerning land use. An application
244 may be denied only on the grounds that: (A) The development does
245 not meet the requirements set forth in the conservation development
246 subdivision regulations or the design standards for the conservation
247 development subdivision; (B) the applicant failed to submit
248 information and fees required by the regulations and necessary for an
249 adequate and timely review of the development; or (C) there is no
250 grantee for an easement or conveyance of the open space.

251 (e) The duration and renewal of an approval of a conservation
252 development subdivision shall be governed by section 8-26c or 8-26g
253 of the general statutes, as applicable.

254 Sec. 8. Section 8-25 of the 2008 supplement to the general statutes is
255 repealed and the following is substituted in lieu thereof (*Effective July*
256 *1, 2008*):

257 (a) No subdivision of land shall be made until a plan for such
258 subdivision has been approved by the commission. Any person, firm
259 or corporation making any subdivision of land without the approval of
260 the commission shall be fined not more than five hundred dollars for
261 each lot sold or offered for sale or so subdivided. Any plan for
262 subdivision shall, upon approval, or when taken as approved by
263 reason of the failure of the commission to act, be filed or recorded by
264 the applicant in the office of the town clerk not later than ninety days
265 after the expiration of the appeal period under section 8-8 of the 2008
266 supplement to the general statutes, or in the case of an appeal, not later
267 than ninety days after the termination of such appeal by dismissal,
268 withdrawal or judgment in favor of the applicant but, if it is a plan for

subdivision wholly or partially within a district, it shall be filed in the offices of both the district clerk and the town clerk, and any plan not so filed or recorded within the prescribed time shall become null and void, except that the commission may extend the time for such filing for two additional periods of ninety days and the plan shall remain valid until the expiration of such extended time. All such plans shall be delivered to the applicant for filing or recording not more than thirty days after the time for taking an appeal from the action of the commission has elapsed or not more than thirty days after the date that plans modified in accordance with the commission's approval and that comply with section 7-31 are delivered to the commission, whichever is later, and in the event of an appeal, not more than thirty days after the termination of such appeal by dismissal, withdrawal or judgment in favor of the applicant or not more than thirty days after the date that plans modified in accordance with the commission's approval and that comply with section 7-31 are delivered to the commission, whichever is later. No such plan shall be recorded or filed by the town clerk or district clerk or other officer authorized to record or file plans until its approval has been endorsed thereon by the chairman or secretary of the commission, and the filing or recording of a subdivision plan without such approval shall be void. Before exercising the powers granted in this section, the commission shall adopt regulations covering the subdivision of land. No such regulations shall become effective until after a public hearing held in accordance with the provisions of section 8-7d of the 2008 supplement to the general statutes. Such regulations shall provide that the land to be subdivided shall be of such character that it can be used for building purposes without danger to health or the public safety, that proper provision shall be made for water, sewerage and drainage, including the upgrading of any downstream ditch, culvert or other drainage structure which, through the introduction of additional drainage due to such subdivision, becomes undersized and creates the potential for flooding on a state highway, and, in areas contiguous to brooks, rivers or other bodies of water subject to flooding, including tidal flooding, that proper provision shall be made for protective flood

304 control measures and that the proposed streets are in harmony with
305 existing or proposed principal thoroughfares shown in the plan of
306 conservation and development as described in section 8-23 of the 2008
307 supplement to the general statutes, especially in regard to safe
308 intersections with such thoroughfares, and so arranged and of such
309 width, as to provide an adequate and convenient system for present
310 and prospective traffic needs. Such regulations shall also provide that
311 the commission may require the provision of open spaces, parks and
312 playgrounds when, and in places, deemed proper by the planning
313 commission, which open spaces, parks and playgrounds shall be
314 shown on the subdivision plan. Such regulations may, with the
315 approval of the commission, authorize the applicant to pay a fee to the
316 municipality or pay a fee to the municipality and transfer land to the
317 municipality in lieu of any requirement to provide open spaces. Such
318 payment or combination of payment and the fair market value of land
319 transferred shall be equal to not more than ten per cent of the fair
320 market value of the land to be subdivided prior to the approval of the
321 subdivision. The fair market value shall be determined by an appraiser
322 jointly selected by the commission and the applicant. A fraction of
323 such payment the numerator of which is one and the denominator of
324 which is the number of approved parcels in the subdivision shall be
325 made at the time of the sale of each approved parcel of land in the
326 subdivision and placed in a fund in accordance with the provisions of
327 section 8-25b. The open space requirements of this section shall not
328 apply if the transfer of all land in a subdivision of less than five parcels
329 is to a parent, child, brother, sister, grandparent, grandchild, aunt,
330 uncle or first cousin for no consideration, or if the subdivision is to
331 contain affordable housing, as defined in section 8-39a, equal to twenty
332 per cent or more of the total housing to be constructed in such
333 subdivision. Such regulations shall not impose conditions or
334 requirements on conservation developments, as defined in section 1 of
335 this act, that are different from other subdivisions permitted under this
336 chapter, except as provided by section 5 to 7, inclusive, of this act. Such
337 regulations, on and after July 1, 1985, shall provide that proper
338 provision be made for soil erosion and sediment control pursuant to

339 section 22a-329. Such regulations shall not impose conditions and
340 requirements on manufactured homes having as their narrowest
341 dimension twenty-two feet or more and built in accordance with
342 federal manufactured home construction and safety standards or on
343 lots containing such manufactured homes which are substantially
344 different from conditions and requirements imposed on single-family
345 dwellings and lots containing single-family dwellings. Such
346 regulations shall not impose conditions and requirements on
347 developments to be occupied by manufactured homes having as their
348 narrowest dimension twenty-two feet or more and built in accordance
349 with federal manufactured home construction and safety standards
350 which are substantially different from conditions and requirements
351 imposed on multifamily dwellings, lots containing multifamily
352 dwellings, cluster developments or planned unit developments. The
353 commission may also prescribe the extent to which and the manner in
354 which streets shall be graded and improved and public utilities and
355 services provided and, in lieu of the completion of such work and
356 installations previous to the final approval of a plan, the commission
357 may accept a bond in an amount and with surety and conditions
358 satisfactory to it securing to the municipality the actual construction,
359 maintenance and installation of such improvements and utilities
360 within a period specified in the bond. Such regulations may provide,
361 in lieu of the completion of the work and installations above referred
362 to, previous to the final approval of a plan, for an assessment or other
363 method whereby the municipality is put in an assured position to do
364 such work and make such installations at the expense of the owners of
365 the property within the subdivision. Such regulations may provide
366 that in lieu of either the completion of the work or the furnishing of a
367 bond as provided in this section, the commission may authorize the
368 filing of a plan with a conditional approval endorsed thereon. Such
369 approval shall be conditioned on (1) the actual construction,
370 maintenance and installation of any improvements or utilities
371 prescribed by the commission, or (2) the provision of a bond as
372 provided in this section. Upon the occurrence of either of such events,
373 the commission shall cause a final approval to be endorsed thereon in

374 the manner provided by this section. Any such conditional approval
375 shall lapse five years from the date it is granted, provided the
376 applicant may apply for and the commission may, in its discretion,
377 grant a renewal of such conditional approval for an additional period
378 of five years at the end of any five-year period, except that the
379 commission may, by regulation, provide for a shorter period of
380 conditional approval or renewal of such approval. Any person who
381 enters into a contract for the purchase of any lot subdivided pursuant
382 to a conditional approval may rescind such contract by delivering a
383 written notice of rescission to the seller not later than three days after
384 receipt of written notice of final approval if such final approval has
385 additional amendments or any conditions that were not included in
386 the conditional approval and are unacceptable to the buyer. Any
387 person, firm or corporation who, prior to such final approval, transfers
388 title to any lot subdivided pursuant to a conditional approval shall be
389 fined not more than one thousand dollars for each lot transferred.
390 Nothing in this subsection shall be construed to authorize the
391 marketing of any lot prior to the granting of conditional approval or
392 renewal of such conditional approval.

393 (b) The regulations adopted under subsection (a) of this section shall
394 also encourage energy-efficient patterns of development and land use,
395 the use of solar and other renewable forms of energy, and energy
396 conservation. The regulations shall require any person submitting a
397 plan for a subdivision to the commission under subsection (a) of this
398 section to demonstrate to the commission that such person has
399 considered, in developing the plan, using passive solar energy
400 techniques which would not significantly increase the cost of the
401 housing to the buyer, after tax credits, subsidies and exemptions. As
402 used in this subsection and section 8-2, passive solar energy techniques
403 mean site design techniques which maximize solar heat gain, minimize
404 heat loss and provide thermal storage within a building during the
405 heating season and minimize heat gain and provide for natural
406 ventilation during the cooling season. The site design techniques shall
407 include, but not be limited to: (1) House orientation; (2) street and lot

408 layout; (3) vegetation; (4) natural and man-made topographical
409 features; and (5) protection of solar access within the development.

410 (c) The regulations adopted under subsection (a) of this section,
411 may, to the extent consistent with soil types, terrain, infrastructure
412 capacity and the plan of development for the community, provide for
413 cluster development, and may provide for incentives for cluster
414 development such as density bonuses, or may require cluster
415 development.

416 Sec. 9. Section 16a-32 of the general statutes is repealed and the
417 following is substituted in lieu thereof (*Effective July 1, 2008*):

418 (a) Each revision of the plan of conservation and development shall
419 be initiated by the secretary and shall be undertaken in accordance
420 with the process outlined in this chapter.

421 (b) Without initiating a revision of the plan and after receiving
422 written approval from the committee, the secretary may undertake
423 interim changes in the plan upon the secretary's own initiative or upon
424 application by (1) the chief executive officer of a municipality, with the
425 approval of the legislative body of such municipality, or (2) any owner
426 of real property or any interest therein on which a change is proposed.
427 No application for an interim change from a municipality under
428 subdivision (1) of this subsection may be submitted unless (A) the
429 municipality in which the change is proposed has a plan of
430 conservation and development that has been updated in accordance
431 with section 8-23 of the 2008 supplement to the general statutes, and
432 (B) the application includes evidence, in writing, of the opinion of the
433 planning commission of the municipality regarding the interim
434 change. The secretary shall adopt regulations in accordance with
435 chapter 54 to establish procedures for applications for such interim
436 changes by any person, political subdivision of the state or state
437 agency. Such regulations shall include, but need not be limited to,
438 provisions for interviews and consultations with local planning and
439 zoning commissions or, in those municipalities which have adopted

440 the provisions of chapter 124 but which do not have a zoning
 441 commission, the persons designated to exercise zoning powers
 442 pursuant to section 8-1, review of local plans of development and
 443 public hearings. The secretary shall notify the chief executive officer
 444 and the persons exercising planning or zoning powers in any
 445 municipality which is the subject of an application for change in the
 446 locational guide map and shall notify any members of the General
 447 Assembly representing any area which is the subject of such an
 448 application. A joint public hearing by the secretary and the committee
 449 shall be held in any such municipality if requested by any chief
 450 executive officer or planning or zoning official notified by the secretary
 451 pursuant to this subsection. The committee shall also hold a hearing in
 452 addition to any hearing required to be held in any municipality
 453 concerning the locational guide map on any other proposed changes.
 454 After such public hearing, the committee shall approve or disapprove
 455 the application and notify the secretary of its decision not more than
 456 ten days thereafter. In the case of an application to change the
 457 development priority classification of an area on the locational guide
 458 map from rural lands to rural community centers and, if the area
 459 described in the application is a conservation development, as defined
 460 in section 1 of this act, there shall be a rebuttable presumption that
 461 such change is in the best interest of the state. The secretary shall make
 462 interim changes in the plan to reflect the approved changes.

463 (c) The secretary shall report annually on or before February
 464 fifteenth to the committee progress on the implementation of the plan
 465 and the extent to which state actions are in conformity with the plan.

466 (d) Nothing in this section shall be construed to prohibit the
 467 committee from initiating a revision of the plan at any time."

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2008	New section
Sec. 2	July 1, 2008	New section
Sec. 3	July 1, 2008	New section

Sec. 4	<i>July 1, 2008</i>	New section
Sec. 5	<i>July 1, 2008</i>	New section
Sec. 6	<i>July 1, 2008</i>	New section
Sec. 7	<i>July 1, 2008</i>	New section
Sec. 8	<i>July 1, 2008</i>	8-25
Sec. 9	<i>July 1, 2008</i>	16a-32